



**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING**  
**DATE REQUESTED:** September 21, 2011

**NAME & NUMBER OF PROJECT:** STEINER RANCH MU14 / C8J-2011-0053.0A

**NAME OF APPLICANT OR ORGANIZATION:** Crocker Consultants  
(Sarah Crocker, 504-237-4288)

**LOCATION:** 4807 North Quinlan Park Road

**PROJECT FILING DATE:** April 12, 2011

**WPDR/ENVIRONMENTAL STAFF:** Brad Jackson, 974-3410  
brad.jackson@austintexas.gov

**WPDR/ CASE MANAGER:** Don Perryman, 974-2786  
Don.perryman@austintexas.gov

**WATERSHED:** Bear West (Lake Austin) Watershed (Water Supply Rural)  
Drinking Water Protection Zone

**ORDINANCE:** Comprehensive Watershed Ordinance, as amended by the  
Steiner Ranch Subdivision Settlement Agreement

**REQUEST:** Variance request is as follows:  
1. To allow construction in a Critical Water Quality Zone  
(LDC Section 30-5-452) for the construction of a private  
roadway to provide primary access to two lots.

**STAFF RECOMMENDATION:** Recommended.

**REASONS FOR RECOMMENDATION:** Findings-of-fact have been met.



## MEMORANDUM

**TO:** Betty Baker, Chairperson  
Members of the Zoning and Platting Commission

**FROM:** Brad Jackson, Senior Environmental Reviewer  
Planning and Development Review Department

**DATE:** September 21, 2011

**SUBJECT:** Steiner Ranch MU14 (C8J-2011-0053.0A)  
4807 North Quinlan Park Rd.

Variance Requests: Variance from LDC 30-5-452 to allow a private street to cross a Critical Water Quality Zone.

The applicant is proposing a four-lot subdivision with a total of 81.34 acres of land at the intersection of North Quinlan Park Rd. and 620. To access 2 of the lots, the subdivision must cross a Critical Water Quality Zone that bisects the subdivision from the northeast to the southwest. The acreage of land separated from the adjacent roadway by the CWQZ is approximately 40 acres in size.

### Description of Project Area

This 81.34 acre subdivision is situated in the COA 2-mile ETJ in the Drinking Water Protection Zone. The site is located within the Bear West Creek (Lake Austin) Watershed, which is classified as Water Supply Rural. Topographically, the site slopes down from the intersection of 620 and Steiner Ranch Blvd to the southwest from an elevation of 1032 feet to an elevation of 766 feet at the southwestern boundary of the subdivision. The subdivision has a net site area of 44.97 acres, with 40.2 acres with slopes 0-15%, 11.2 acres with slopes 15-25%, 1.5 acres with slopes 25-35%, and about 1 acre with slopes over 35% in grade. The majority of the buildable area of the subdivision is across the CWQZ from N. Quinlan Park Rd. The private drive will have about 30,000 square feet of impervious cover (about 0.69 acres), which is about 1.5% of the subdivision's net site area. The subdivision is allowed 40% impervious cover through the Steiner Ranch Subdivision Settlement Agreement, Ordinance # 011025-49.

### Vegetation

According to the Soil Survey of Travis County, the site contains Brackett soils, rolling (BLD) and Brackett soils and rock outcrop (BoF). Brackett soils are described as shallow and well drained soils that develop under a prairie of mid to tall grasses and some trees. The geology at this site is characterized by thin clay soils covering weathered limestone. The site lies within the Glen Rose

formation that consists primarily of limestone, dolomite and marl. The site vegetation is dense, consisting of scrubby hill country species like ashe juniper, live oak, cedar elm, and Texas red oak.

### **Critical Environmental Features**

There is one Critical Environmental Feature (a cave) within 150 feet of this site. The cave is located outside of the subdivision near Steiner Ranch Boulevard and the northeastern tip of the subdivision. An area of about one-fourth of an acre will be set aside as a CEF buffer at the northeastern end of this subdivision.

### **Water/Wastewater**

The project will receive water service from the City of Austin. Wastewater is treated through on-site septic tank systems.

### **Variance Requests**

The variances being requested by this project are as follows:

1. **Variance from City Code Section LDC 30-5-452 to allow construction in the Critical Water Quality Zone for a private street.**

On May 23, 2011, the applicant requested the above variances.

### **Recommendations**

Staff recommends granting the variance request because the findings of fact have been met.

### **Recommended Conditions of Variance Approval**

1. The applicant will provide soil retention blanketing for all slopes over 15% in grade created or disturbed during construction to control erosion.

If you have any questions or need additional information, please feel free to contact me at 974-3410.

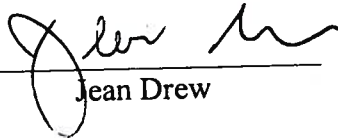


Brad Jackson, Senior Environmental Reviewer  
Planning and Development Review

Environmental Program Coordinator:

  
Ingrid McDonald

Watershed Protection:

  
Jean Drew

### **Similar Cases**

**The Alexan at Vaught Ranch (SP-2005-1499D)** requested a variance from LDC 25-8-261 to allow construction in the CWQZ for a private drive to access the site. The EV Board recommended disapproval on February 1, 2006 by a vote of 7-0-0-2, with the following conditions:

Staff conditions:

None.

The Zoning and Platting Commission approved this variance on February 14, 2006.



**Planning & Development Review Department**  
**Staff Recommendations Concerning Required Findings**  
**Of Fact**

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**Application Name:** Steiner Ranch MU14  
**Application Case No:** C8J-2011-0053.0A  
**Code Reference:** Land Development Code Section 30-5-452  
**Variance Request:** To allow a private street to cross a Critical Water Quality Zone.

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A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.  
***YES.** Other properties similarly situated with a classified waterway bisecting the site have been granted variances to cross the CWQZ to access their land.*
2. The variance:
  - a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;  
***YES.** The development is not based on a condition caused by the method chosen by the applicant to develop the property. The subdivision only has one roadway which it can be accessed from and the creek runs parallel to that roadway.*
  - b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;  
***YES.** The alignment of the private road will follow an area of prior disturbance and less steep slopes.*
  - c) Does not create a significant probability of harmful environmental consequences; and  
***YES.** This variance does not directly create a significant probability of harmful environmental consequences. The private drive will only accommodate one lane in each direction and will be built on the areas of less steep slopes. Soil retention blankets will be used during construction to prevent erosion.*
3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

*Yes. The proposed project will result in water quality that is at least equal to the water quality achievable without the variance because the site will be providing excellent erosion controls during construction.*

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;  
N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and  
N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.  
N/A

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Reviewer Name: Brad Jackson

Reviewer Signature:



Date: September 7, 2011

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Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

**SARAH PUTNAM CROCKER**

**6505 Cooper Lane**

**Austin Texas 78745**

September 9, 2011

Planning & Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

**RE:** Resubdivision of Lot 3, Block B  
Steiner Ranch Phase Ten  
Section Two  
C8-2011-00xx.0A  
Request for Variance  
COA Land Development Code Section 30-5-452  
4,042 s.f. of development in the CWQZ in a Water Supply Rural Watershed  
7,256 s.f. of development in the WQTZ in a Water Supply Rural Watershed

To Whom It May Concern:

On behalf of the applicant I am requesting a variance for development in the CWQZ and WQTZ to build a private street that will provide access to the entire property. The proposed resubdivision of Lot 3, Block B Steiner Ranch Phase Two Section 10 does not trigger the need for this variance. The variance would be required regardless, due to the existence of a creek, existing water quality pond and 100 year flood plain which traverses the center of this 81.34 acre parcel.

Development in the CWQZ and WQTZ is prohibited except as provided in Article 7, Division 1(Critical Water Quality Zone Restrictions), Subsection (A) and (B) establish the criteria upon which the Land Use Commission may grant a variance. Attached you will find the justification and findings of fact to support this variance request.

This tract is not located in the Edwards Aquifer Recharge zone. It is located in the Lake Austin Watershed which is classified as Water Supply Rural and will be developed in accordance with Chapter 15 of the City of Austin Code and the Steiner Ranch Master Agreement, which was approved City Council.

Should you have any questions or need anything further, please don't hesitate to contact me.

Sincerely,

*Sarah Crocker*

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Sarah Crocker  
Authorized Agent



# SARAH PUTNAM CROCKER

**6505 Cooper Lane**

**Austin Texas 78745**

## Findings of Fact

**Project:**

Resubdivision of Lot 3, Block B  
Steiner Ranch Phase Two  
Section 10  
Quinlan Park Road  
Austin, Texas  
C8-2011-00xx.0A

**Ordinance Standard:**

30-5-452  
4,042 s.f. of development in the CWQZ  
7,256 s.f. of development in the WQTZ

**Justification:**

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES**

*This 81.34 acre tract is one of four commercial parcels along FM 620 in the master planned community of Steiner Ranch. The site is eight (8) to ten (10) feet below 620 at the corner of Quinlan Park Road. Due to the retaining wall built by TXDOT in conjunction the roadway improvement the site is eight to ten feet below the finished grade of FM 620. The only access point for this tract was established with the design of Quinlan Park Road. Access to 620 is prohibited.*

*The CWQZ, WQTZ and an existing water quality pond are contained within the boundaries of the City of Austin recognized 100 year flood plan (there is no FEMA floodplain) which cuts the property in half. Without obtaining a variance to construct the proposed private street to the 18.3208 acres located on the eastern side of the draw that the property is inaccessible.*

*The northern 40 acres of the property is in a Conservation Easement and is part of the BCCP. Due to the Conservation Easement TCAD has this property listed in three separate parcels: A color coded exhibit is attached which illustrates these conditions*

1. 14.8011 developable acres adjacent to 620
2. 48.2600 acres which represents the entirety of the Conservation Easement and that portion of CWQZ and WQTZ outside the Conservation Easement.
3. 18.3208 developable acres on the eastern side of the CWQZ and WQTZ

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES**

*The proposed private street has been sited at the narrowest point of the WQTZ and CWQZ to minimize the amount of disturbance and impervious cover while still providing access to Lot 3 and 4.*

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES**

*There are 3 other commercial tracts adjacent to this property. The property directly across Quinlan Park Rd is being developed as a shopping center. The creek bed drains onto that tract and forms the rear property line boundary. The CWQZ and WQTZ have no impact on the developable portion of that property. The other two parcels to the north are not affected by this condition either. The topography, the creek, 100 year flood plain and the Conservation Easement on the subject tract were not a result of the subdivision process.*

4. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? **YES**

*Without the variance only 17.5% of the property would have any economic use if strict application of the restrictions were applied. Even with the variance less than half of the property can be utilized economically which is further diluted by the 100' LCRA easement and its associated restrictions and setbacks.*

### **Driving Directions to Steiner Ranch MU14**

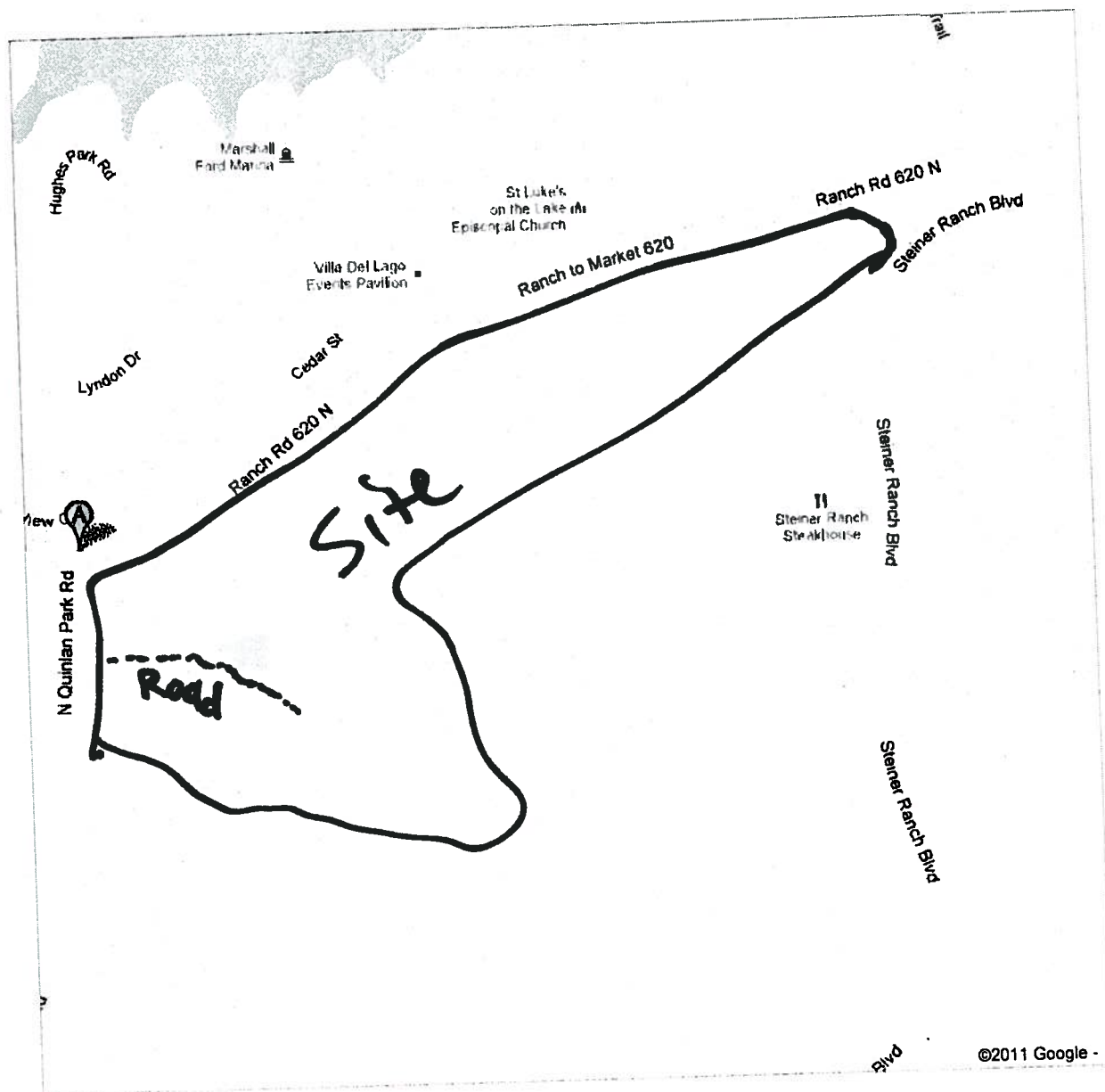
From One Texas Center, take Barton Springs Road west towards Mopac (Loop One). Take Mopac North to the 2222 exit, go left on 2222 heading west past 360 until you reach 620. Turn left on 620 heading south for about 2 miles until the intersection of 620 and North Quinlan Park Rd. The subdivision will be on your left along 620 before N. Quinlan Park Rd.

Google maps

Address **Ranch Road 620 N & N Quinlan Park Rd**  
**Austin, TX 78732**

Get Google Maps on your phone

Text the word "GMAPS" to 466453









QUINLAN PARK ROAD NORTH

R.M. 620

LOT 1  
6.54 AC.

LOT 2  
24.93 AC.

LOT 4  
40.74 AC.

LOT 3  
9.13 A

### SLOPE MAP CALCULATIONS

LOT 1 SLOPE MAP CALCULATIONS		
Range Beg.	Range End	Area
0.00	15.00	223414.84
15.00	25.00	33590.86
25.00	35.00	11061.43
35.00	100.00	16346.84

LOT 2 SLOPE MAP CALCULATIONS		
Range Beg.	Range End	Area
0.00	15.00	167135.30
15.00	25.00	221044.00
25.00	35.00	5248.65
35.00	100.00	670.40

LOT 3 SLOPE MAP CALCULATIONS		
Range Beg.	Range End	Area
0.00	15.00	241007.63
15.00	25.00	3614.47
25.00	35.00	80.57
35.00	100.00	0.00

LOT 4 SLOPE MAP CALCULATIONS		
Range Beg.	Range End	Area
0.00	15.00	785384.29
15.00	25.00	229472.85
25.00	35.00	49505.84
35.00	100.00	24395.47



HANRAHAN • PRITCHARD ENGINEERING, INC.

CONSULTING ENGINEERS

**HPE**

(TX. REG. NO. 6418)

5333 Grass Park Drive

AUSTIN, TEXAS 78754

OFFICE: 512.459.4754 FAX: 512.459.4752

Info@hpe-eng.com

SHEET  
01 of 01

File: Project/ STENER ML-14/HPE-BAGE	SLOPE
Job No. 174-07	Shapefile
Scale (Feet)	N/A
Date: 03/09/11	Checked By: SKJ Drawn By: RP

# RESUBDIVISION OF LOT 3, BLOCK B STEINER RANCH PHASE TWO SECTION 10 SLOPE MAP

4807 N. QUINLAN PARK RD.

CONCRETE BLOCK  
RETAINING WALL

ROAD

5

COVER IN CWQZ: 4,410 SF.

COVER IN WQTZ: 7,900 SF.

DISTURBANCE IN CWQZ: 20,387 SF.

DISTURBANCE IN WQTZ: 36,922 SF.

15

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CONSULTING ENGINEERS

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info@hpe-eng.com

HPE

STEINER RANCH PHASE 2 SECTION 10  
PRIVATE ROADWAY  
IMPERVIOUS COVER CALCULATIONS  
4807 N. QUINLAN PARK RD.

File Project/ STEINER MU-14/HPE-BASE

Job No. 174-07 Snapshot DISTURBANCE

Scale (Horz): 1"=40' Scale (Vert): N/A

Date: 04/27/11 Checked By: SFU Drawn By: RP

Revision 1

Revision 2

Revision 3

SHEET

3 3 3





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**WATERSHED  
PROTECTION**

**Education**

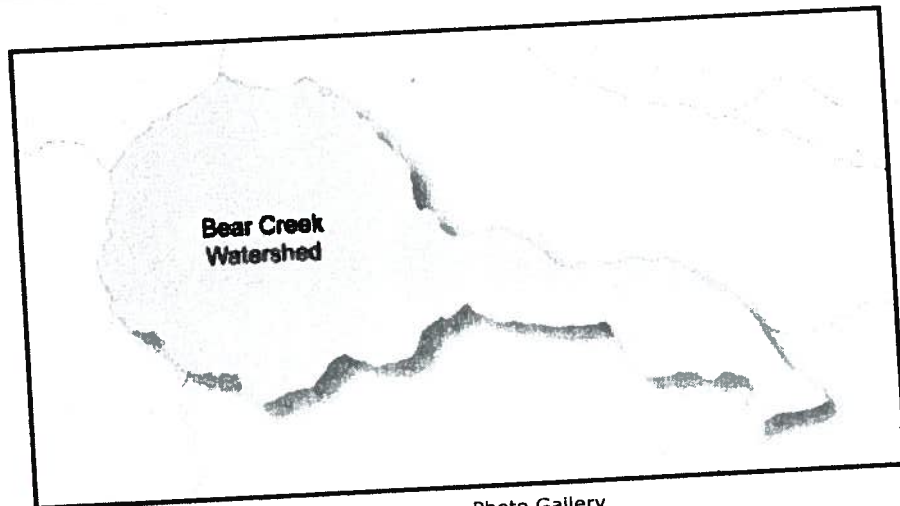
**Flood**

**Erosion**

**Master Plan**

**Water Quality**

## Austin's Watersheds



[Fast Facts](#)

[Environmental Creek Assessments](#)

[Photo Gallery](#)

### Fast Facts

#### Population

2000: 5,419

2030: 31,009

#### Creek Length

17 miles

#### Drainage Area

27 square miles

#### Drains To

Onion Creek

#### Well Known Sites

Southland Oaks Park, Hays County Ranch, Spillar Ranch

#### Land Use

Residential	10%
Business	0%
Civic	0%
Parks	0%
Roadways	1%
Undeveloped	89%



## Watershed Facts

- A portion of the Bear Creek watershed is located in the environmentally sensitive Edwards Aquifer Recharge Zone (Barton Springs Segment) where water travels through caves and sinkholes to "recharge" the aquifer.
- The City of Austin has purchased several tracts of land in the Bear Creek watershed to help protect recharge features and preserve water quality.
- Dye trace studies have been conducted on Bear Creek watershed to help identify groundwater flow paths; a dye trace from a sinkhole on Spillar Ranch at Mopac and Texas 45 reached Barton Springs in 3-4 weeks.
- Significant caves in the Bear watershed include Flint Ridge Cave which has a surface drainage area of 100 ac.
- Springs on the former Spillar Ranch and on the City-owned Hays County Ranch provide year-round watering holes for wildlife along the Recharge Zone.

[Return to Top](#)

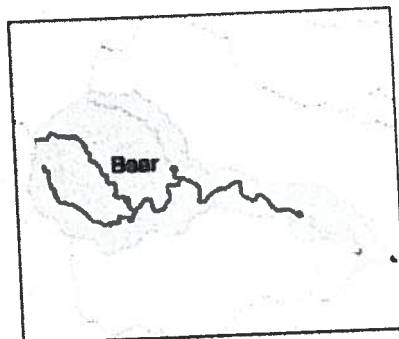
## Creek Assessments

### Environmental

Index	Score	Category	Notes
<b>Overall Score</b>	75	Good	Bear ranks 6 out of 46 watersheds in overall quality
<b>Water Chemistry</b>	60	Fair	Water quality is average, ammonia is high
<b>Sediment Quality</b>	82	Very Good	PAHs are very low, herbicides/pesticides are very low, metals are very low
<b>Recreation</b>	88	Excellent	During dry weather conditions, bacteria is not a threat
<b>Aesthetics</b>	91	Excellent	Litter is not a problem, no odor
<b>Habitat</b>	62	Fair	All components of the habitat index are good to excellent
<b>Aquatic Life</b>	68	Good	Benthic macroinvertebrate community is good, diatom community is good

- Residential development along the SH45 corridor may impact future water quality.
- The City has purchased Water Quality Protection lands which will remain undeveloped in order to protect water quality.

[Learn More](#)



Environmental scores are based on a full range of chemical, biological, and physical assessments.

Water Quality	
● Monitoring Sites	■ Marginal
■ Excellent	■ Poor
■ Very Good	■ Bad
■ Good	■ Very Bad
■ Fair	■ No Score

### Photo Gallery



Bear Creek at Twin Creeks Road



Bear Creek below FM 1826

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